104.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	921,300 / 921,300
					USE VALUE:	921,300 / 921,300
					ASSESSED:	921,300 / 921,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZONA MATTHEW & MICHELLE M L
Owner 2:	
Owner 3:	
Street 1:	50 OLD COLONY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,610 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2889 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12610.000	362,500		558,800	921,300
Total Card	0.289	362,500		558,800	921,300
Total Parcel	0.289	362,500		558,800	921,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.90 | /Parcel: 318.9

Legal Description

User Acct 67091

GIS Ref

GIS Ref

Insp Date 09/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,500	0	12,610.	558,800	921,300	921,300	Year End Roll	12/18/2019
2019	101	FV	275,500	0	12,610.	558,800	834,300	834,300	Year End Roll	1/3/2019
2018	101	FV	275,200	0	12,610.	479,000	754,200	754,200	Year End Roll	12/20/2017
2017	101	FV	275,200	0	12,610.	447,000	722,200	722,200	Year End Roll	1/3/2017
2016	101	FV	275,200	0	12,610.	383,200	658,400	658,400	Year End	1/4/2016
2015	101	FV	273,900	0	12,610.	343,300	617,200	617,200	Year End Roll	12/11/2014
2014	101	FV	273,900	0	12,610.	317,700	591,600	591,600	Year End Roll	12/16/2013
2013	101	FV	273,900	0	12,610.	303,000	576,900	576,900		12/13/2012

!8286!

PRINT

Date	Time
12/10/20	22:51:56

LAST REV

Date	Time
10/09/18	10:27:08
apro	
8286	

USER DEFINED

Prior Id # 1:	67091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1048-19		8/1/1988		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2018	130	Insulate	5,171	C				
9/21/2004	972	Addition	79,000			G6	GR FY06	30X24 W/BMT
3/20/1997	130		19,000					12X21 ADD 9X14 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Missed Appt.	372	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
12/17/1999	Inspected	263	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
8/2/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12610		Sq. Ft.	Site		0	70.	0.63	4									558,811						558,800	

Total AC/HA: 0.28949 | Total SF/SM: 12610 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 558,811 | Spl Credit | Total: 558,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.19517136
Const Adj.:	0.99989998
Adj $ / SQ:	113.530
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406424
Depreciation:	43894
Depreciated Total:	362530

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

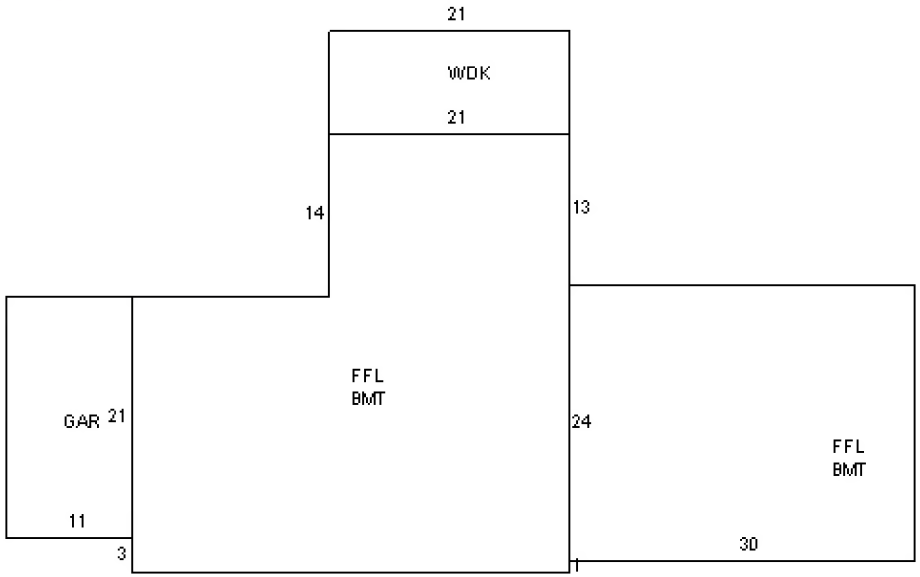
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	113.53
Special Features:	0	Val/Su Net:	84.85
Final Total:	362500	Val/Su SzAd	188.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,926	45.130	86,917
FFL	First Floor	1,926	113.530	218,659
GAR	Garage	231	25.820	5,964
WDK	Deck	189	11.290	2,134

Net Sketched Area:	4,272	Total:	313,674
Size Ad	1926	Gross Are	4272	FinArea	2889
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc